

RESOLUTION NO. CZAB14-2-12

WHEREAS, **ADLER ACQUISITION 2, LLC** applied for the following:

- (1) SPECIAL EXCEPTION to permit a pawn broker.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "Value Pawn and Jewelry" as prepared by William Franz Architect, consisting of 1 sheet, plans entitled "EZ Corp" as prepared by Kimley-Horn and Associates, Inc. consisting of 2 sheets, all 3 sheets dated stamped received 11/3/11 and plans entitled Value Loan & Jewelry as prepared by Architect Design Collaborative consisting of 1 sheet, dated stamped received 9/21/11, for a total of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A PORTION OF LOT 4, PERRINE GRANT SUBDIVISION OF SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, PB 1-4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S. NO.1), PB 50-89, WITH THE CENTERLINE OF QUAIL ROOST DRIVE (S.W. 186TH STREET) AS SAID CENTERLINE IS DESCRIBED BY RIGHT-OF-WAY DEED DATED OCTOBER 29, 1962 AND RECORDED JANUARY 22, 1963 IN OFFICIAL RECORDS BOOK 3498, PAGE 620, THENCE RUN N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 295.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, CONTINUE N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 129.90 FEET; THENCE RUN N 69°01'15" W FOR A DISTANCE OF 237.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF TRACT "A", OF "QUASAR TRACT", PB 141-63; THENCE RUN S 20°58'45" W ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE OF TRACT "A", OF "QUASAR TRACT", FOR A DISTANCE OF 129.90 FEET TO A POINT; THENCE RUN S 69°01'15" E FOR A DISTANCE OF 237.14 FEET TO THE POINT OF BEGINNING. BEING ALSO DESCRIBED AS THE FOLLOWING TWO PARCELS: PARCEL 1: A PORTION OF LOT 4, OF PERRINE GRANT SUBDIVISION OF SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, PB 1-4; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S. NO.1), PB 50-89, WITH THE CENTERLINE OF QUAIL ROOST DRIVE (S.W. 186TH STREET) AS SAID CENTERLINE IS DESCRIBED BY RIGHT-OF-WAY DEED DATED OCTOBER 29, 1962 AND RECORDED JANUARY 22, 1963 IN OFFICIAL RECORDS BOOK 3498, PAGE 620; THENCE RUN N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 295.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, CONTINUE N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 30.00 FEET; THENCE RUN N 69°01'15" W FOR A DISTANCE OF 237.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF TRACT "A", OF "QUASAR TRACT", PB 141-63; THENCE RUN S 20°58'45" W ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE OF TRACT "A", OF "QUASAR TRACT", FOR A

DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN S 69°01'15" E FOR A DISTANCE OF 237.14 FEET TO THE POINT OF BEGINNING. AND PARCEL 2: A PART OF LOT 4, OF PERRINE GRANT SUBDIVISION OF SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, PB 1-4; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S. 1), PB 50-89, WITH THE CENTERLINE OF QUAIL ROOST DRIVE (COUNTY ROAD) AS SAID CENTER LINE IS DESCRIBED BY RIGHT-OF-WAY DEED DATED OCTOBER 29, 1962 AND RECORDED JANUARY 22, 1963 IN OFFICIAL RECORDS BOOK 3498, PAGE 620; THENCE RUN N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 325.14 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER TO BE DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE N 20°58'45" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR A DISTANCE OF 100.00 FEET; THENCE RUN N 69°01'15" W FOR A DISTANCE OF 237.14 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE RUN S 20°58'45" W ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN S 69°01'15" E FOR A DISTANCE OF 237.14 FEET TO THE POINT OF BEGINNING.

LOCATION: 18494 S. Federal Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception to permit a pawn broker would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested special exception would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, a motion to approve the application was offered by Diane Coats-Davis, seconded by Wilbur B. Bell, and upon a poll of the members present, the vote was as follows:

Wilbur B. Bell	aye	Patrice Michel	absent
Diane Coats-Davis	aye	Michael Rodriguez	absent
Nehemiah Davis	aye	Neal Spencer	absent
Curtis Lawrence	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Permitting, Environment and Regulatory Affairs Department or its successor department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Value Pawn and Jewelry" as prepared by William Franz Architect, consisting of one (1) sheet, plans entitled "EZ Corp" as prepared by Kimley-Horn and Associates, Inc., consisting of two (2) sheets, all three (3) sheets dated stamped received 11/03/11 and plans entitled Value Loan & Jewelry as prepared by Architect Design Collaborative consisting of one (1) sheet, dated stamped received 9/21/11, for a total of four (4) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Permitting, Environment and Regulatory Affairs, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the hours of operation shall be from 9am to 7pm Monday through Friday, 9am to 6pm on Saturday, and 11am to 5pm on Sunday.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Permitting Environment or Regulatory Affairs Department or its Successor.

PASSED AND ADOPTED this 24th day of April, 2012.

Hearing No. 12-04-CZ14-1
ej

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY
COMMISSIONERS ON THE 9TH DAY OF MAY, 2012.**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

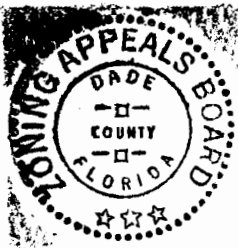
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-2-12 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of April, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of May, 2012.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of County Permitting,
Environment and Regulatory Affairs or its successor

SEAL





miamidade.gov

Permitting, Environment and Regulatory Affairs Department

□ Miami-Dade Permitting and Inspection Center (MDPIC)
11805 SW 26th Street
Miami, Florida 33175
T 786-315-2332

✓ Downtown Office
111 NW 1 Street, 11th Floor
Miami, Florida 33128
T 305-375-2800

May 9, 2012

Adler Acquisition 2, LLC
c/o Graham Penn
200 South Biscayne Blvd, Suite 850
Miami, FL 33131

Re: Hearing No. 12-04-CZ14-1 (11-113)
Location: 18494 S. Federal Highway, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-2-12, adopted by the by the Community Zoning Appeals Board 14 which approved your application on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **May 9, 2012**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,
County Attorney
111 N.W. 1st Street, Suite 2811
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones
Deputy Clerk

Enclosure